

RESOLUTION NO. 2024-8

Applicant: Sundae's Ice Cream Shop/Phil Kogan/185 North 73 Associates, LLC

Property: 185 Route 73 North
Block 1309, Lots 2 and 10

Zone: C-2 Highway Commercial Zoning District

Application: Administrative Amendment to Site Plan

Whereas: on December 12, 2023, the Applicant, Sundae's Ice Cream Shop/Phil Kogan/185 North 73 Associates, LLC, owners of the business and lands and premises situate at 299 Route 73, Block 1203, Lot 1, which property is located in the C-2 Highway Commercial Zoning District, did appear before the Berlin Township Planning/Zoning Board requesting an Administrative amendment to the Site Plan formerly approved, to permit the relocation of the existing "Sundae's Ice Cream Shop" to a unit in the rear of the existing building, and to permit the ice cream store to used the vacated unit for storage by the Applicant

Whereas: the Board has reviewed and considered that certain Review Letter dated December 5, 2023, prepared by Charles J. Riebel, Jr., P.E., P.L.S., P.P., C.M.E., Township Engineer for Berlin Township; and

Whereas: the Applicants have agreed to comply with and abide by the recommendations Item 6, a. through i. set forth on that Review Letter dated December 5, 2023, prepared by Charles J. Riebel, Jr., P.E., P.L.S., P.P., C.M.E., Township Engineer for Berlin Township; and

Whereas: the Board has determined that it has jurisdiction to hear the request submitted, has given careful consideration to the testimony of the Applicants, and it further appearing that the public was given an opportunity to question the Applicant, and no member of the public objected to the relief requested by the Applicant.

NOW THEREFORE, BE IT RESOLVED, by the Planning/Zoning Board of the Township of Berlin as follows:

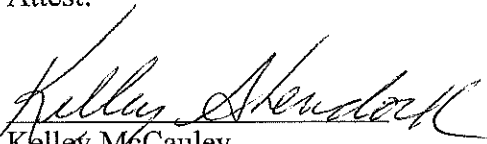
1. The Applicants shall be granted an Administrative Amendment to the site plan formerly approved, in order to allow the relocation of the existing ice cream shop to a location in the rear of the existing building, and permission to use the vacated unit for storage by the Applicants, subject to the following conditions:

a. The vacated unit shall only be used by the Applicant and shall not be rented or occupied by any third-party.

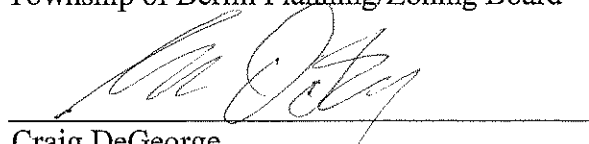
b. The Applicants shall comply with and abide by the recommendations Item 6, a. through i. set forth on that Review Letter dated December 5, 2023, prepared by Charles J. Riebel, Jr., P.E., P.L.S., P.P., C.M.E., Township Engineer for Berlin Township.

2. This Administrative Amendment is further conditioned upon the Applicant obtaining any and all other approvals which may be required from any and all other State, County or Local governmental agencies.

Attest:

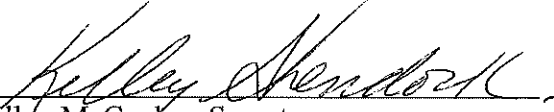

Kelley McCauley
Secretary

Township of Berlin Planning/Zoning Board


Craig DeGeorge
Chairman

The undersigned, Secretary of the Township of Berlin Planning/Zoning Board, hereby certifies that the above is a true copy of a resolution adopted by the Board on

the 9 day of January, 2024.


Kelley McCauley, Secretary
Township of Berlin Planning/Zoning Board